LOT 96 UNIT 8 THREE RIVERS ESTAT
658-681, WD 992-1544, WD 1357-20

BROWN HEATHER D
405 SW SANTA FE DR
FORT WHITE, FL 32038

2026

00-00-00-00741-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

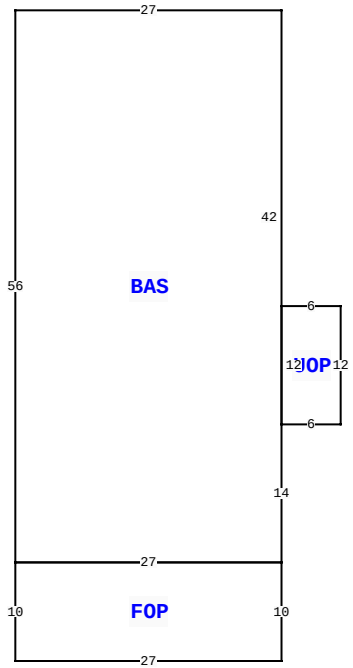
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.08	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	105,229
FOP	270	35		94	6,542
UOP	72	25		18	1,253
TOTALS	1,854			1,624	113,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,624	113.9000	107.07	173,882	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2019 Heated Area: 1512 HX Base Yr 2019



405 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,023
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		142,723
SOH/AGL Deduction		58,724
ASSESSED VALUE		83,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,277
TOTAL JUST VALUE		142,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,940

SALE:1:1: HAS WELL & SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051452	Roof Replacement	10,734	11/08/2024
28303	M H	634	01/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0005	6/19/2020	QC	U	I	11	100
GRANTOR: DONTAVIOUS MONQUEST B						
GRANTEE: HEATHER D BROWN						
1357/2036	4/10/2018	WD	Q	I	01	85,000
GRANTOR: JOHN & BRENDA WESTBER						
GRANTEE: DONTAVIOUS MONQUEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S56 FOP= S10 E27 N10 W27$ E27 N14 UOP= E6 N12 W6 S12$ N42$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,700	

LAND DESCRIPTION

TOTAL OB/XF 11,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.84 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/20/2025 BY SYS